



2011 00013855

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Recorded: 07/13/2011 10:54 AM

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that

**BELCHERTOWN ROAD PARTNERS LLC**, a Massachusetts limited liability company having a business address at 73 Main Street, Amherst, Massachusetts

in consideration of **ONE (\$1.00) DOLLAR**

hereby grants to **RAILROAD STREET PARTNERS LLC**, a Massachusetts limited liability company having a business address at 73 Main Street, Amherst, Massachusetts

with **WARRANTY COVENANTS**

a certain lot of land with buildings thereon on the northerly side of Phillips Street in Amherst, Hampshire County, Massachusetts, being Lot 41 as recorded in Hampshire County Registry of Deeds in Plan Book 484, Page 31, and bounded and described as follows:

Beginning at the Southwest corner of the premises hereby conveyed on the Northerly side of Phillips Street and thence running

NORTHERLY along land formerly of Stanley A. Phillips to an iron pin 150 feet; thence running

EASTERLY 58.6 feet, along land formerly of said Phillips to an iron pin and to land formerly owned by Florence E. Crane, Laura E. Redding and Charlotte K. Blaisdell; thence running

SOUTHERLY 150 feet along said land formerly of Florence E. Crane, Laura E. Redding and Charlotte K. Blaisdell and along land formerly of Stanley A. Phillips to an iron pin at said Phillips Street; thence running

WESTERLY 58.6 feet along Phillips Street to the point of beginning.

BEING the same premises conveyed to the Grantor by deed from Anthony William Stefan dated January 4, 2010, and recorded in Hampshire County Registry of Deeds in Book 10069, Page 219

No title examination has been conducted in connection with this conveyance.

EXECUTED as a sealed instrument this 1 day of July, 2011.

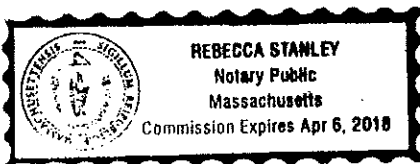
BELCHERTOWN ROAD PARTNERS LLC

By: *James Cherewatti*

James Cherewatti, Manager

COMMONWEALTH OF MASSACHUSETTS  
HAMPSHIRE, ss.

On this 1 day of July, 2011, before me, the undersigned notary public, personally appeared **James Cherewatti, Manager**, ☐ proved to me through satisfactory evidence of identification, which was \_\_\_\_\_, or ☒ personally known to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



*Rebecca Stanley*  
Notary Public

My commission expires:

04/06/18